

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

KALUANUI ACRES  
53-710 Kamehameha Highway  
Hauula, Oahu, Hawaii

Registration No. 1511

### IMPORTANT — Read This Report Before Buying

#### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: January 20, 1984

Expires: February 20, 1985

#### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 3, 1982, AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 16, 1984. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. KALUANUI ACRES is a fee simple condominium farm project with a total of 35 farm apartments with 35 farm buildings and two existing farm dwellings.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. The basic documents, Declaration of Horizontal Property Regime, By-Laws of the Association of Owners were executed on July 28, 1982, and filed in the Bureau of Conveyances, State of Hawaii, in Book 16488, Page 491 and Book 16488, Page 519, respectively, as amended on October 15, 1982 which was filed in the Bureau in Book 17296, Page 624, and as further amended on September 16, 1983 which was filed in the Bureau in Book 17326, Page 240, and further amended on October 11, 1983 which was filed in the Bureau in Book 17554, Page 329. A copy of the floor plans and elevations has been filed as Condominium Map No. 852 in said Bureau of Conveyances.
4. No advertising and promotional matter has been submitted to date.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, January 20, 1984, unless a Supplementary Public Report is published or the Commission upon review of registration issues an order extending the effective period of this report.
7. This Final Public Report is made a part of the registration of the KALUANUI ACRES condominium farm project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers or prospective purchasers, and securing a signed copy of the receipt.

NAME OF PROJECT: KALUANUI ACRES.

LOCATION: The 193.044 acres of property committed to the regime as a fee simple condominium project is situated at Koolauloa, Kaluanui, Oahu, Hawaii, in the City and County of Honolulu, State of Hawaii.

TAX KEY: First Division 5-3-09:50 and 51.

ZONING: Ag-1 Agriculture.

DEVELOPER: Kaluanui Farmers Association, a Hawaii nonprofit corporation, whose business address is 53-710 Kamehameha Highway, Hauula, Oahu, Hawaii 96717 is the Developer. Its telephone number is

(808) 538-1948. The present directors of the Association are:

Keith Sakoda	1970 Ualakaa Street Honolulu, Hawaii 96822
Garrett Q. S. Lee	95-315 Kahikinui Court, #217 Mililani, Hawaii 96789
Harold Y. Yamada	1568 Ala Mahamoe Street Honolulu, Hawaii 96819
Henry K. C. Chang	3912 Pahoa Avenue Honolulu, Hawaii 96816
Clarence P. Han	53-710 Kamehameha Highway Hauula, Hawaii 96717

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, Attorney at Law, A Law Corporation, 602 City Bank Building, 810 Richards Street, Honolulu, Hawaii 96813, Telephone No. (808) 531-4171.

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the Project consists of 193.044 acres of land located at 58-710 Kamehameha Highway, Hauula, Oahu, Hawaii, consisting of 35 Farm Apartments, hereinafter called Condo Farm Units or "units". There are two existing farm dwellings. There are no parking stalls as such, each owner utilizing his own unit to park cars.

Each unit will have a farm storage building having a net floor area of 90 square feet (interior dimension of 9' x 10') with a galvanized steel siding for the four walls and a slightly pitched steel roof in which farm equipment and tools are kept for the unit located on any part of the parcel as shown on the Condominium Map. Except for the anchor base to hold the building, there is no foundation or floor for the building.

An owner of a unit conducting a farm operation is permitted in addition to the farm storage building a farm dwelling to be built at his own cost and expense save and except that Condo Farm Units 1-A and 1-B each has located thereon a free standing wooden farm dwelling with wood shingle roofs.

Units 1A and 1B both have 4 bedrooms, kitchen, serving room and 2 bathrooms with a net floor area of 1,232 square feet. Unit 1A is two stories with a two-car garage on the first floor. Unit 1B has no garage.

Each unit shall have immediate access to a roadway easement adjacent thereto and then to the Kamehameha Highway. Each parcel of a unit adjacent to the roadway (Lot 9) shall have electricity, telephone and water. Cesspools will have to be dug for any new farm dwellings.

NOTE: The roadway mentioned above (Lot 9 on Condominium Map) is owned and maintained by the Developer and is not part of the condominium project.

COMMON ELEMENTS: The common elements include:

- a. The entire land committed to the horizontal property regime.
- b. Any installation for services such as power, light, gas, sewer lines, telephone, radio and television signal distribution and like utilities.
- c. Any parts of the project existing for the common use and are necessary for the maintenance and safety of the project.
- d. Road easements as shown on the Condominium Map and described in the Exhibit "1" attached hereto and incorporated herein by reference.
- e. The limited common elements hereinafter described.

LIMITED COMMON ELEMENTS: The Declaration of Horizontal Property Regime states that certain parts of the common elements (the limited common elements) are designated and set aside for the exclusive use of certain units, and that such units shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside are as follows:

- a. The limited common elements are as set forth in the Exhibit "1" attached hereto and incorporated herein by reference.
- b. All of the defined parcels of land save and except that portion designated common elements, assigned to each farm unit.

INTEREST TO BE CONVEYED TO THE PURCHASER: Each condominium farm unit shall comprise of the farm building, farm dwelling (existing or to be built) the defined land area (deemed limited common element) and an undivided percentage interest in the common elements of the project, all as set forth in the Exhibit "2" attached hereto. The interest in the common elements are also referred to as the "common interest" and each apartment shall have the percentage interest in the common elements and the same proportionate share of all the common profits and expense of the project and voting on all matters requiring action by the owners and the percentages as provided above shall govern.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE (LAND INCLUDED). The units shall be occupied and used for agriculture, aquaculture and any other uses now existing or hereafter permitted under Section 205-4.5, Hawaii Revised Statutes, as amended, from time to time and subject to the conditions of Ordinance No. 77-84, City and County of Honolulu (1977). The use of Unit 8-D will be restricted to that of a taro patch. There are two existing farm dwellings on Units 1-A and 1-B in addition to the farm storage building. Farm dwellings can be constructed on Parcels 1-C-1, 1-D-1, 2-A-1, 2-B-1, 2-C-1, 2-D-1, 3-A-1, 3-B-1, 3-C-1, 3-D-1, 3-E-1, 4-A-1, 4-B-1, 4-C-1, 4-D-1, 5-A-1, 5-B-1, 5-C-1, 5-D-1, 6-A-1, 6-B-1, 6-C-1, 6-D-1, 6-E-1, 7-A, 7-B, 7-C-1, 7-D, 7-E, 8-A, 8-B-1, 8-C and 8-D-1, but there is no requirement that they be built. As to all other parcels no farm dwellings will be permitted unless expressly enumerated as being able to be built.

ALTERATION OF PROJECT: Restoration or replacement of project or any part thereof, or construction of any additional building or structural alterations or additions to any structure, different in any material respect from the said Condominium Map may be undertaken by any unit owner without any amendment to the Declaration provided that the unit owner does not overstep the boundaries of its unit.

ALTERATION AND TRANSFER OF INTEREST: The common interest appurtenant to each unit shall have a permanent character and can be altered where necessary to conform with any subdivision, land use law and/or ordinances. Each unit owner may alter its farm structure within its unit in any manner as he deems desirable. Where adjoining unit owners desire to alter and/or transfer portions of their respective units they can do so by the filing of an amendment to the Condominium Map and the Declaration together with their respective signatures and acknowledgment by the Association that such change is being made.

- NOTE:
1. Farm dwelling construction and/or alterations will require special approval by the City and County of Honolulu and Farmers Home Administration.
  2. Only qualified individuals may purchase the Condo Farm Units.
  3. Any purchasers of Condo Farm Units made through Farmers Home Administration financing are subject to resale restrictions.

All of the above are more specifically outlined in Paragraphs 7 and 21 of the Declaration of Horizontal Property Regime.

OWNERSHIP OF TITLE: The Long & Melone, Ltd. Report of August 4, 1983 shows ownership of title in the property in George Hiroyuki Sakoda and Jitsuichi Tamashiro as Joint Tenants.

By way of an unrecorded agreement effective December 30, 1983, the fee owners have entered into a Sales and Development Agreement with KALUANUI FARMERS ASSOCIATION, the Developer of the land committed to the Horizontal Property Regime.

ENCUMBRANCES AGAINST TITLE: Said Title Report reports that title to the land is subject to the following encumbrances:

1. Title to all mineral and metallic mines reserved to the State of Hawaii.
2. Easement C, 12 feet wide for right of way, as shown on Kaluanui Agriculture lots (preliminary).
3. A 15-foot setback line as shown on Map of proposed Kaluanui Agricultural Lots located along Kamehameha Highway and Easements (preliminary).
4. All existing easements and rights-of-way in favor of Kuleanas within said premises, as set forth in said Deed dated

June 29, 1973, recorded in the Bureau of Conveyances in Book 9289, page 117.

5. Mortgage made by George Hiroyuki Sakoda, husband of Maizie Satsuki Sakoda, and Jitsuichi Tamashiro, husband of Wendy Tamashiro, as Mortgagors, in favor of Trustees of the Estate of Bernice Pauahi Bishop, as Mortgagee, dated June 29, 1973, recorded in the Bureau of Conveyances, State of Hawaii in Book 9289, Page 125, to secure \$2,980,000.00. Mortgaged said premises and other land. Said Mortgage was amended by instrument dated July 19, 1983, recorded in said Bureau in Book 17207, Page 786.

6. Additional Charge Mortgage made by George Hiroyuki Sakoda, husband of Maizie Satsuki Sakoda, and Jitsuichi Tamashiro, husband of Wendy Tamashiro, as Mortgagors, in favor of Trustees of the Estate of Bernice Pauahi Bishop, as Mortgagee, dated December 3, 1981, recorded in said Bureau in Book 16098, Page 287, to secure \$111,640.21. Additional Charge to foregoing Mortgage.

7. Mortgage made by George Hiroyuki Sakoda, husband of Maizie Satsuki Sakoda, and Jitsuichi Tamashiro, husband of Wendy Tamashiro, as Mortgagors, in favor of Commercial Finance, Ltd., as Mortgagee, dated October 18, 1976, recorded in said Bureau in Book 11743, Page 371, to secure \$500,000.00. Mortgaged said premises and other land.

8. Mortgage and Financing Statement made by George Hiroyuki Sakoda, husband of Maizie Satsuki Sakoda, and Jitsuichi Tamashiro, husband of Wendy Tamashiro, as Mortgagors, in favor of Nordic Construction, Ltd., a Hawaii corporation, as Mortgagee, dated March 11, 1978, recorded in said Bureau in Book 14946, Page 603, to secure \$557,958.54.

9. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title, and all other provisions contained in or incorporated by reference in the Declaration of Horizontal Property Regime and By-Laws attached thereto dated July 28, 1982, recorded in the Bureau of Conveyances, in Book 16488, Page 491, and Book 16488, Page 519, respectively, Condominium Map No. 852; any instrument creating the estate or interest herein set forth; and in any other allied instrument referred to in any of the instruments aforesaid. First, Second and Third Amendments to the Horizontal Property Regime dated October 15, 1982, and September 16, 1983 and October 11, 1983 filed in Book 17296, Page 624, Book 17326, Page 240, and Book 17554, Page 329, respectively.

10. Real property taxes due and payable, reference is made to Finance Director, City and County of Honolulu.

Note that 1.916 acres of land consisting of the roadway area was conveyed to the Kaluanui Farmers Association by Deed dated June 16, 1983 which was recorded in the Bureau of Conveyances, in Book 17208, Page 15, and that said land is subject to a Mortgage dated July 27, 1983 in favor of the United States of America, Farmers Home Administration, U.S. Department of Agriculture, for a mortgage in the

amount of \$1,000,000.00 which was filed in the Bureau of Conveyances in book 17208, Page 22. There is a contract and a 100% bond which covers the costs of construction and improvements of said roadway over that 1.916 acres of land.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated July 27, 1982, identified Long & Melone Escrow, Ltd., as "Escrow". The Escrow Agreement was amended on September 8, 1983. An examination of the specimen Sales Agreement and Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended. The provisions of the executed Escrow Agreement as filed with the Commission provides that disbursement from the escrow fund will be made by Escrow upon the written notification from the Developer that the Real Estate Commission has issued a Final Public Report on the project and that such purchaser has received a copy of said Final Public Report and receipted for the same.

It is incumbent upon purchasers and prospective purchasers that they read with care the specimen Sales Contract and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of the condominium apartments are placed in trust, as well as the retention and disbursement of funds.

The specimen Sales Contract also contain special conditions and provisions of the Kaluanui Farmers Association that a purchaser must agree to adhere to.

MANAGEMENT AND OPERATIONS: The initial managing agent is Loyalty Enterprises, Ltd. dba Loyalty Property Management whose address is Suit 600, 1060 Bishop Street, Honolulu, Hawaii 96813.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that the Developer has entered into a contract with Mid-Pac Lumber Co., Ltd. to purchase the farm storage buildings and such buildings are financed, packaged and ready for delivery to the project site as requested by the Developer from time to time.

The farm dwellings described in Unit 1A and 1B are existing residential buildings being converted into parts of the condominium farm units. The status of the two buildings are reported to be as follows:

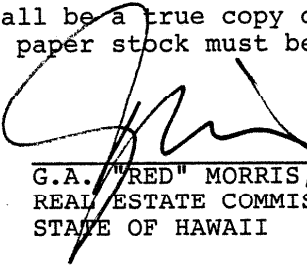
1. Statement filed by the Director and Building Superintendent of the City & County of Honolulu confirms the two dwellings met all code requirements at the time of construction, and there were no variance or special permits granted to allow deviation from any applicable code at time of construction.
2. The Director and Building Superintendent's report also noted extensive roof leaks and termite damages to both buildings.
3. Statement filed by an inspecting engineer reported that the structural components on both buildings to be in fair condition.
4. Statement filed by an electrical engineer acknowledges that the electrical components in both buildings are in poor condition.

5. The Developer ascertains the useful life of the buildings to be at least 20 years as of October, 1983.

-----  
The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted August 2, 1982 and information subsequently filed as of January 16, 1984.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1511 filed with the Commission on August 3, 1982.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be white in color.

  
\_\_\_\_\_  
G.A. "RED" MORRIS, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

Department of Finance, City and County of Honolulu  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

January 20, 1984

REGISTRATION NO. 1511



EXHIBIT "1"

COMMON ELEMENTS

- A. Road easements as shown on the Condominium Map shall be for the use by the Association and the owners of the units as designated hereafter.
  - 1. 20-foot wide road easement appurtenant to Units 1-A, 1-C and 1-D.
  - 2. Two, 20 foot wide road easement appurtenant to Units 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, and 3E.
  - 3. 20-foot wide road easement appurtenant to Units 4A, 4B, 4C, and 4D.
  - 4. Two, 20 foot wide road easements appurtenant to Units 5A, 5B, 5C, 5D, 6A, 6B, 6C, 6D and 6E.
  - 5. 20 foot wide road easement appurtenant to Units 7B, 7C, 7D, 7E, 8B, 8C, and 8D.

LIMITED COMMON ELEMENTS

- A. Forty feet drainage easements which the following units are subject to as shown on the Condominium Map:
  - 2C, 2D, 1D, 1B, 1C, 1A, 7A, 7C, 7D, 7E, 8B, 8C, 8A, and 6D as shown on the Condominium Map.
- B. Thirty Feet wide Drainage Easement which the following units are subject to as shown on the Condominium Map:
  - 7A and 7B.
- C. Subsurface Disposal Field Lot Easement in favor of Lots 3, 4, 5 and 6 on Lots 2 and 7. The responsibility for and the cost, maintenance and repair of the proposed cesspools shall be against those units who utilize the cesspool.
- D. All Drainage Easements as shown on Condominium Map will be maintained by abutting property owners. Blockage of these easements will not be permitted without the prior consent of the Condominium Owners Association. No Boating and Net Laying will be permitted in the Drainage Easements.

EXHIBIT "2 "

The subdivided lots in accordance with the requirements of the City and County of Honolulu that are being subject to the Horizontal Property Regime are as follows:

Lot 1 - area 23.367 acres  
2 - area 21.382 acres  
3 - area 25.014 acres  
4 - area 22.610 acres  
5 - area 24.908 acres  
6 - area 25.049 acres  
7 - area 25.059 acres  
8 - area 24.815 acres

The Condo Farm Units which are a part of each lot is designated by the lot number first and then the creation of the condominium farm unit as hereafter described:

<u>Unit No.</u>	<u>Parcel No.</u>	<u>Area in Acres or Square Feet</u>	<u>Total Land Area in Acres Except as Otherwise Indicated</u>	<u>% Common Interest</u>
1-A	1-A*		5.606	2.921
1-B	1-B*		6.138	3.199
1-C	1-C	5.400 Ac		
	1-C-1*	15,000 Sq. Ft.	5.745	2.994
1-D	1-D	5.534 Ac		
	1-D-1*	15,001 Sq. Ft.	5.879	3.064
2-A	2-A	4.539 Ac		
	2-A-1*	15,000 Sq. Ft.	4.884	2.545
2-B	2-B	5.100 Ac		
	2-B-1*	15,000 Sq. Ft.	5.445	2.838
2-C	2-C	5.100 Ac		
	2-C-1*	15,000 Sq. Ft.	5.445	2.838
2-D	2-D	5.100 Ac		
	2-D-1*	15,000 Sq. Ft.	5.445	2.838

Subsurface Disposal Field Lot  
Easement in favor of Lots 3 & 4      7,224 Sq. Ft.

3-A	3-A	4.406 Ac		
	3-A-1*	10,454 Sq. Ft.	4.646	2.421
3-B	3-B	4.407 Ac		
	3-B-1*	10,454 Sq. Ft.	4.647	2.422
3-C	3-C	5.000 Ac		
	3-C-1*	10,454 Sq. Ft.	5.240	2.731
3-D	3-D	5.000 Ac		
	3-D-1*	10,454 Sq. Ft.	5.240	2.731
3-E	3-E	5.000 Ac		
	3-E-1*	10,495 Sq. Ft.	5.241	2.731
4-A	4-A	5.416 Ac		
	4-A-1*	10,256 Sq. Ft.	5.651	2.945
4-B	4-B	5.312 Ac		
	4-B-1*	11,797 Sq. Ft.	5.583	2.910
4-C	4-C	5.400 Ac		
	4-C-1*	13,992 Sq. Ft.	5.721	2.981
4-D	4-D	5.400 Ac		
	4-D-1*	11,076 Sq. Ft.	5.654	2.946
5-A	5-A	5.811 Ac		
	5-A-1*	11,847 Sq. Ft.	6.083	3.170
5-B	5-B	6.061 Ac		
	5-B-1*	11,557 Sq. Ft.	6.327	3.297
5-C	5-C	5.997 Ac		
	5-C-1*	13,362 Sq. Ft.	6.304	3.285
5-D	5-D	5.888 Ac		
	5-D-1*	13,362 Sq. Ft.	6.195	3.228
6-A	6-A	4.100 Ac		
	6-A-1*	15,000 Sq. Ft.	4.445	2.316

6-B	6-B	4.227 Ac		
	6-B-1*	15,000 Sq. Ft.	4.572	2.383
6-C	6-C	5.000 Ac		
	6-C-1*	15,000 Sq. Ft.	5.345	2.785
6-D	6-D	5.000 Ac		
	6-D-1*	15,000 Sq. Ft.	5.345	2.785
6-E	6-E	5.000 Ac		
	6-E-1*	15,000 Sq. Ft.	5.345	2.785
7-A	7-A*		5.000	2.606
7-B	7-B*		3.551	1.851
7-C	7-C	5.001 Ac		
	7-C-1*	16,410 Sq. Ft.	5.378	2.803
7-D	7-D*		5.000	2.606
7-E	7-E*		5.001	2.606
Subsistence Disposal Field Lot Easement in favor of Lots 5 & 6			6,630 Sq. Ft.	
8-A	8-A*		5.143	2.680
8-B	8-B	6.303 Ac		
	8-B-1*	26,255 Sq. Ft.	6.906	3.599
8-C	8-C*		8.369	4.361
8-D	8-D	5.000 Ac		
	8-D-1*	16,278 Sq. Ft.	5.374	2.801

Note: \*Farm structures location.

Farm dwellings are located on condo Lots 1-A and 1-B. The other units on which farm dwellings can be constructed at the sole cost and expense of the Unit Owners are subject to the City and County review and approval of a bona fide farm plan or farm operation, more particularly specified in Paragraphs 8.0 and 21 of the Declaration. Any unit can have their boundaries revised which could result in the change of the area as well as the percentage interest in the common elements, subject to the conditions of Paragraphs 7.0, 8.0 and 16.0 of the Declaration.

The net area of 194.120 acres less parcel 9, (Roadway Easement) of 1.916 acres plus the parcels noted in square

footage 387,378 square feet (converted to 0.840 acres) together with Exclusions 1 through 7 (Kuleana or other undermined ownerships) inclusive of 3.544 acres total 198.504 acres formerly Lot 22, File Plan 1696.

The metes and bounds descriptions of each parcel is as set forth in the Condominium Map and shall be described in the conveyance of each unit either by incorporation by reference to the Condominium Map or by setting it forth in the conveyance of the unit.

The parcels (with metes and bound description) described above shall not be deemed to be a subdivided parcel, and all the parcel numbered and the areas in acres and square foot are merely defined areas appurtenant to the unit owners. The entire land is deemed common elements and the defined area(s) are designated limited common elements appurtenant to each farm unit.

KALUANUI ACRES DISCLOSURE ABSTRACT


1. Name of Project: KALUANUI ACRES
2. Address: 58-710 Kamehameha Highway, Hauula, Oahu, Hawaii
3. Name of Developer: Kaluanui Farmers Association, a Hawaii non-profit corporation
4. Address of Developer: 58-710 Kamehameha Highway, Hauula, Oahu, Hawaii
5. Telephone Number: (808) 538-1948
6. Project Manager or Agent: Keith Sakoda, President
7. Address: 1305 South King Street, Room A, Honolulu, Hawaii 96814
8. Name of Seller of Units: Kaluanui Ventures, a Hawaii Limited Partnership
9. Address of Seller: 1305 South King Street, Room A, Honolulu, Hawaii 96814
10. Telephone Number: (808) 538-1948
11. Seller's Representative: George H. Sakoda
12. Maintenance Fees: Breakdown of annual maintenance fees and the monthly estimated cost for each unit are certified to have been based on generally accepted accounting principles. See attached certification.
13. Commencement of Maintenance Fees: A unit owner shall become obligated for the payment of common expenses allocated to his unit at such time that the Developer advises the unit owner that the unit is complete, or at such time that all units including the Developer's retained units and/or unsold units will be required to pay their respective share of common expenses allocated to all units.
14. Warranties: The Project is a fee simple condominium farm project. As to the farm building, the existing manufacturer's warranties shall be transferred to the Buyer. As to the two existing farm dwellings, they are old buildings that were posted on the property in May of 1974 and the dwellings are in fair condition and in need of some repairs and the electrical installations are presently in poor condition. There are no warranties on the farm dwellings and are being sold on an "as is" basis.
15. Project: The Project consists of 35 condominium units with a 90 square foot farm building of galvanized steel that is painted located within any area of the unit which constitutes the total parcel(s) as the case may be.

16. Uses: The units shall be occupied and used for agriculture, aquaculture, cultivation of crops including flowers, vegetables, foliage, fruits, forage and timber, game and fish propagation, raising of livestock including but not limited to poultry, bees, fish, or other animal or aquatic life that are propagated for economic or personal use. Further uses such as public institutions and building necessary for agricultural practices, public and private open area types of recreational uses, including day camps, picnic grounds, parks and riding stables, roadside stands for the sale of agricultural products grown on the premises, buildings and uses for storage and processing facilities, maintenance facilities that are normally considered accessory to the above-mentioned uses. Any other uses that are permitted under Section 205-4.5, Hawaii Revised Statutes. The farm dwelling shall mean a single family dwelling located and used in connection with a farm or where agricultural activity provides income to the family occupying the dwelling.
17. Qualification: A Buyer must qualify to become a member of the Kaluanui Farmers Association set forth in Exhibit "I" of the Reservation Agreement and Sales Contract and to qualify as a Borrower under the Farmers Home Administration and adhere to the Declaration of Restrictive Covenants and the Supplemental Covenants for Repurchase set forth in Exhibit "II" of the Reservation Agreement and Sales Contract.
18. Building Permit: Prior to the issuance of a building permit for a farm dwelling the conditions of the Declaration of Restrictive Covenants (Exhibit "D") of the Declaration of Horizontal Property Regime incorporated herein by reference will have to be complied with.
19. Repurchase of Condo Farm Units: All of the Condo Farm Units that are financed through the Farmers Home Administration shall be subject to the repurchase rights in favor of the Farmers Home Administration and Kaluanui Farmers Association as set forth in the Supplemental Declaration of Covenants for the Repurchase of Condo Farm Units (Exhibit "E") of the Declaration of Horizontal Property Regime incorporated herein by reference.
20. Violations, Penalties and Enforcement: Both the Declaration of Restrictive Covenants and the Supplemental Declaration of Covenants for the Repurchase of Condo Farm Units have provisions with respect to violations, penalties and enforcement procedures which you are requested to read carefully.

DATED: Honolulu, Hawaii, December 19, 1983.

KALUANUI VENTURES

By

  
Its General Partner

Seller of Units

KALUANUI FARMERS ASSOCIATION

By

  
Its Pres

Developer

Disclosure Abstract  
of  
KALUANUI ACRES

Project Name: Kaluanui Acres  
53-710 Kamehameha Highway  
Hauula, Hawaii 96717

Estimated Monthly Maintenance Fees and  
Estimated Monthly Cost to Each Unit

NOTE: The Managing Agent advises that the costs and expenses of maintenance and operation of an agriculture project are difficult to estimate initially and even if such costs and expenses have been accurately estimated, such costs and expenses will tend to increase as the result of inflationary factors, increased age of facilities and factors unbeknownst to us at this time.

1984 Proposed Budget

<u>Expenses</u>	<u>Annual</u>
Liability Insurance	\$ 250.00
Management Fee	7,920.00
Operating Reserve	1,800.00
Misc. Administrative Expenses	300.00
Audit	350.00
TOTAL EXPENSES	<u>\$10,620.00</u>

Monthly Maintenance Fees

Monthly Expenses = \$885.00

<u>Unit No.</u>	<u>% Common</u>	<u>Monthly Maintenance</u>
<u>Interest</u>	<u>Interest</u>	<u>Fee</u>
1-A	3.0143	\$ 26.68
1-B	3.1182	27.60
1-C	2.9259	25.89
1-D	3.1120	27.54
2-A	2.8272	25.02
2-B	2.8272	25.02
2-C	2.8792	25.48
2-D	2.8272	25.02
3-A	2.4478	21.66
3-B	2.4114	21.34
3-C	2.7232	24.10
3-D	2.7232	24.10
3-E	2.7232	24.10
4-A	3.1234	27.64
4-B	3.0974	27.41
4-C	3.1494	27.87
4-D	3.1390	27.78
5-A	3.1832	28.17
5-B	3.0455	26.95
5-C	3.1442	27.83
5-D	3.1286	27.69
6-A	2.3777	21.04
6-B	2.3491	20.79
6-C	2.7648	24.47
6-D	2.7648	24.47
6-E	2.7648	24.47



Disclosure Abstract  
of Kaluanui Acres  
Page 2

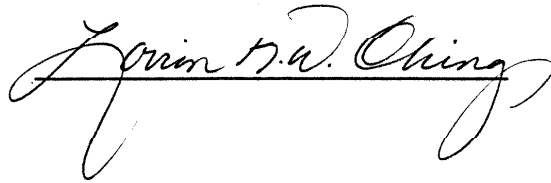
7-A	2.5985	23.00
7-B	2.3698	20.97
7-C	2.7700	24.51
7-D	2.5985	23.00
7-E	2.5985	23.00
8-A	2.3906	21.16
8-B	3.2741	28.98
8-C	4.0953	36.24
8-D	2.7128	<u>24.00</u>

\$884.99

Prepared by:

LOYALTY ENTERPRISES, LTD.

Date: December 19, 1983

A handwritten signature in cursive script, reading "Lavin H.W. Ching", written over a horizontal line.